



## COMMONWEALTH OF MASSACHUSETTS

### TOWN OF HUBBARDSTON

**SPECIAL TOWN MEETING      OCTOBER 24, 2017 • 7:00 p.m.      CENTER SCHOOL**

**STABILIZATION: \$440,899.76**

**CAPITAL STABILIZATION: \$155,903.05**

**Worcester, ss.** To either of the Constables of the Town of Hubbardston in the County of Worcester: In the name of the Commonwealth of Massachusetts; you are hereby directed to notify and warn the inhabitants of the Town of Hubbardston, qualified to vote in elections and Town affairs, to meet at the **Center School in said Hubbardston on Tuesday, October 24, 2017, at 7:00 o'clock** in the evening, then and there to act on the following articles:

#### **Board of Selectmen Articles**

**ARTICLE 1.** To see if the Town will vote to raise and appropriate the sum of \$2,700,000.00 (Two Million, Seven Hundred Thousand and 00/100 Dollars) by taxation, by transfer from available funds, by borrowing or any combination thereof, to construct a new Senior Center facility, including all costs incidental and related thereto; and that to meet said appropriation the Treasurer, with the approval of the Selectmen, is authorized to borrow the full amount of such appropriation under General Laws Chapter 44 or any other general or special law, and to issue bonds or notes of the Town in connection therewith; and further, that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with G.L. c.44, §20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs; provided, however, that the appropriation taken hereunder shall be expressly contingent upon approval by the voters of a ballot question to exclude the amounts required to pay for the bond or notes issued hereunder from the provisions of Proposition 2 ½, so called; or take any other action relative thereto. Finance Committee to report at Town Meeting.

**(Submitted by Board of Selectmen)**

**(2/3 Vote Required)**

**Article 2.** To see if the Town will vote to raise and appropriate the sum of \$400,000 (Four hundred Thousand and 00/100 Dollars) by taxation, by transfer from available funds, or any combination thereof, to be expended for infrastructure construction and improvements to Town roads pursuant to a grant from the Commonwealth of Massachusetts Department of Transportation "Complete Streets" grant program so called, provided, however, that the appropriation taken hereunder shall be expressly contingent upon receipt of the grant or take any other action relative thereto. Finance Committee to report at Town Meeting.

**(Submitted by the Board of Selectmen)**

**(Majority Vote Required)**

**Article 3.** To see if the Town will vote, pursuant to the provisions of G. L. c.44, §53E ½, to authorize a new revolving fund account for FY18 called "Hubbardston Special Events Fund" revolving account, as set forth below, and to transfer any and all funds on deposit in the Hubbardston 250<sup>th</sup> Anniversary Revolving Fund Account into the Hubbardston Special Events Fund account, such that said Hubbardston 250<sup>th</sup> Anniversary Revolving Fund shall be discontinued and to change the language of

the authorization as follows: (**new language in bold** and deleted language struck through) or take any other action relative thereto. Finance Committee to report at Town Meeting.

Fund	Authorization By	Revenue Source	Use of Fund	FY2018 Spending Limit
Hubbardston 250 <sup>th</sup> Anniversary Hubbardston Special Events Fund	250 <sup>th</sup> Anniversary Committee Town Administrator	Donations, sale of promotional items and other sources	Payment of the costs associated with the <del>250<sup>th</sup> Anniversary Celebration of Hubbardston's Founding</del> <b>organizing and hosting various special community celebratory events throughout the year.</b>	\$50,000

(Submitted by the Board of Selectmen)

(Majority Vote Required)

### Planning Board Articles

**Article 4.** To see if the Town will vote to amend the Hubbardston General Bylaws Chapter XIX, Earth Removal, as follows (changes shown in **bold** and deleted language struck through):

#### 5. Existing and Pre-Existing Operations

All earth removal operations in existence, **or which pre-existed**, in Hubbardston on the effective date of this bylaw shall be subject to the requirements stated herein according to the following:

A. Existing operations with permits. All earth removal permits, issued either under the provisions of the Hubbardston General Bylaws or Zoning Bylaws prior to the effective date of this bylaw, shall remain in effect until their expiration date. Permit renewal for existing permits shall follow the procedures of this bylaw and be subject to all the terms and conditions contained herein.

B. **Pre-Existing** operations without permits. Within thirty (30) days of the effective date of this bylaw, each existing operation without a permit shall meet with the Planning Board to discuss a process for development of a transition plan to bring the site into compliance. The Applicant shall, in consultation with the Planning Board, property owner (if not the applicant), operator and the Town's consultants, develop such transition plan to bring the operation into compliance with the bylaw to the greatest extent possible. The transition plan shall be developed and approved within ninety (90) days of the effective date of this bylaw.

#### 8. Application and Public Hearing Process

D. The Planning Board shall issue a decision within ~~thirty (30)~~ **sixty (60)** days of the closing of the public hearing. An Earth Removal Permit shall be deemed approved upon a simple majority vote of the Planning Board.

or take any other action relative thereto.

(Submitted by the Planning Board)

(Majority Vote Required)

**Article 5.** To see if the Town will vote to amend the Hubbardston General Bylaws Chapter XVI – Streets and Sidewalks, Section 1 General Regulations, Subsection 1.2 by adding the following language *"A cash security, performance bond or other security in a form satisfactory to the Treasurer and Town Counsel of (Five thousand dollars and 00/100) \$5,000.00 may be required by the Town of*

*Hubbardston before the issuance of a permit to cover the cost of restoring the site. Such surety shall be in a form and an amount deemed sufficient by the Director of Public Works to cover the costs of restoration. After 12 months from the issuance of the permit, the Director of Public Works shall inspect the site of disturbance to determine if there has been any settling due to improper or poorly filled and compacted restoration of the hole. The Director shall have the person/company who did the restoration return to make corrections, use the money on deposit to do the work properly, or return the money if there has been no settling or need for repair.”, or take any other action relative thereto.*

**(Submitted by the Planning Board)**

**(Majority Vote Required)**

**Article 6.** To see if the Town will vote to amend the Hubbardston Zoning Bylaw Article 2 “DEFINITIONS, Section 2.6 Aquifer Favorability Areas as follows (changes shown in **bold**):

~~“Those areas shown as “Potential Medium Yield Aquifer Area” on a map entitled “Aquifer Areas” prepared by IEP, Inc. dated 1988, which is hereby made a part of these zoning bylaws and shall be on file with the Town Clerk.~~ **on the Hubbardston, MA, Aquifer Map as prepared by Places Associates, 256 Great Road, Littleton, MA, 01456. Dated September, 2017.”** or take any other action relative thereto.

**(Submitted by the Planning Board)**

**(2/3 Vote Required)**

**Article 7. Warrant Article for Evergreen Road Bridge Project**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise, on such terms and conditions as the Board of Selectmen shall determine, permanent easements on the parcels of land shown on plans entitled “Massachusetts Department of Transportation Highway Division Plan and Profile of Evergreen Road Over Mason Brook Bridge No. H-24-009 (1G5) in the Town of Hubbardston Worcester County,” dated July 24, 2017, prepared by Dewberry Engineers, Inc., said plans on file with the Town Clerk, as said plans may be amended, for public way purposes, including, but not limited to, the construction, alteration, maintenance, improvement, repair and/or replacement of the Evergreen Road bridge; and, further to authorize the Board of Selectmen to seek authorization and approval of the General Court, which may include a petition brought pursuant to the provisions of Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts relative to Parcels “E-1-1,” “E-1-2,” “E-1-3,” “E-2,” “E-3” and “E-4,” located upon land of the Commonwealth of Massachusetts, and shown on the aforesaid plans, as may be amended, and to exchange such Town-owned land and/or easements as may be necessary to acquire said permanent easements from the Commonwealth of Massachusetts, on such terms and conditions as the Board of Selectmen deems appropriate; and, further, to authorize the Board of Selectmen to enter into all agreements and take all related actions necessary or appropriate to carry out said acquisitions and other acts authorized herein; or take any other action relative thereto.

**(Submitted by the Board of Selectmen)**

**(Majority Vote Required)**

**Article 8. Citizens Petition to amend Hubbardston Zoning Bylaw**

“We, the Citizens of Hubbardston, submit this petition, and the following changes to the zoning bylaws regulating placement of large scale, industrial solar development.

**Old language 20.2.4 Designated Location:** ~~Large scale ground mounted solar photovoltaic installations may be sited as of right in all zoning districts in the Town of Hubbardston.~~

**New Language 20.2.4 Designated Location:** Ground mounted solar photovoltaic installations greater than or equal to 250kW DC are permitted only in commercial, industrial, or solar overlay districts. Ground mounted solar photovoltaic installations less than 250kW DC are permitted in all zoning districts in the Town of Hubbardston as of right.”

**(Submitted by Citizens Petition)**

**(2/3 Vote Required)**

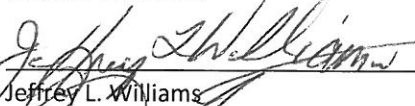
You are hereby directed to serve this warrant by posting attested copies thereof at the Place of Meeting, Hubbardston Center School, "Mr. Mike's" convenience store, the Town Office, and the Post Office fourteen days, at least, before the day of said meeting. Hereof, fail not, and make due return of this warrant with your doings thereon to the Town Clerk at the time and place of meeting as aforementioned.

Given under our hands this 2nd day of October, 2017:


BOARD OF SELECTMEN of HUBBARDSTON

  
\_\_\_\_\_  
Daniel S. Galante

\_\_\_\_\_  
Michael S. Stauder

  
\_\_\_\_\_  
Jeffrey L. Williams

  
\_\_\_\_\_  
Patrick R. Girouard

  
\_\_\_\_\_  
Richard Haddad

A True Copy, Attest:

  
\_\_\_\_\_  
Joyce E. Green, Town Clerk

Date of Posting: \_\_\_\_\_

Method: By Hand

By: \_\_\_\_\_, Constable

**Any person requiring this warrant in a larger print format, or anyone requiring handicap related assistance at the town meeting, please contact the Selectmen's Office at 978-928-1400 x201 prior to Wednesday, October 18, 2017. Every reasonable attempt will be made to provide the necessary assistance.**